



CITY OF SAN JOSE

Department of Planning, Building and Code Enforcement  
Planning Divisions, 801 North First Street, Rm 400  
San Jose, California 95110-1795  
(408) 277-4576  
Website: [www.ci.san-jose.ca.us/planning/sjplan](http://www.ci.san-jose.ca.us/planning/sjplan)

## EXEMPTION FROM ENVIRONMENTAL REVIEW APPLICATION

### TO BE COMPLETED BY PLANNING STAFF

FILE NUMBER		COUNCIL DISTRICT	RECEIPT #: _____ AMOUNT: _____ DATE: _____ BY: _____
QUAD #	ZONING DISTRICT	GENERAL PLAN DESIGNATION	
LOCATION			

### TO BE COMPLETED BY APPLICANT (PLEASE PRINT OR TYPE)

PROJECT DESCRIPTION (Include square footage of any new construction)


ASSESSOR'S PARCEL NUMBER(S)

ACREAGE (gross)

PLEASE REFER TO THE ATTACHED LIST OF EXEMPTIONS AND FIND THE SECTION NUMBER OF THE EXEMPTION THAT BEST DESCRIBES YOUR PROJECT. WRITE THAT SECTION NUMBER IN THE SPACE PROVIDED.

SECTION #: \_\_\_\_\_

Describe how your project conforms to the code section cited above: \_\_\_\_\_


PRINT NAME OF APPLICANT

ADDRESS CITY STATE ZIP CODE

SIGNATURE

DATE

DAYTIME TELEPHONE #  
( )

FAX #  
( )

E-MAIL ADDRESS

## LIST OF EXEMPTIONS

### INSTRUCTIONS

This is a list of categories of projects that are generally exempt from environmental review. Even if a project fits in one of these categories, it is only exempt if there are no significant environmental effects associated with the project or the site. Planning staff will review the project to determine if it qualifies for an exemption. If the project is not exempt, you will be asked to submit an Environmental Clearance Application.

Pick from the list below the number of the section that appears to most clearly describe the project, enter it on the form in the space provided and describe how the project fits the category. If the project does not clearly fit within one of the categories below, please refer to the list of categorical exemptions, available online at [http://ceres.ca.gov/env\\_law/ceqa/guidelines/art19.html](http://ceres.ca.gov/env_law/ceqa/guidelines/art19.html).

Planning staff will process the application and make an environmental determination.

**15301 Existing Facilities:** involving little or no expansion of use including:

- 15301(a). Interior or exterior alterations.
- 15301(b). Existing facilities used to provide public utility service.
- 15301(c). Existing streets, sidewalks, trails and similar facilities.
- 15301(d). Restoration or rehabilitation of deteriorated or damaged structures or facilities to meet public health and safety standards unless the damage was substantial and resulted from an environmental hazard.
- 15301(e) Additions to existing structures:
  - 15301(e)(1) Up to 50% of existing floor area or 2,500 square feet, whichever is less.
  - 15301(e)(2) 10,000 square feet if:
    - (A) public services are available
    - (B) area is not environmentally sensitive
- 15301(f). Addition of safety or health protection devices.
- 15301(g). New copy of existing signs.
- 15301(k). Changing multi-family units or single family residences into common interest ownership;

subdivision of existing commercial or industrial building where no physical changes occur.

15301(l). Demolition or removal of small structures, for example:

- 15301(l)(1) Demolition of 3 single-family residences.
- 15301(l)(2) Duplexes with up to 6 dwelling units within these structures.
- 15301(l)(3) Up to 3 stores, motels, offices, restaurants, or similar small commercial structures if designed for an occupant load of 30 persons or less on sites zoned for such use.
- 15301(l)(4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

15301(n) Conversion of a single family residence to office use.

15301(p) Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.

**15302 Replacement or Reconstruction:** of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Example of this exemption includes but are not limited to:

- 15302(a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
- 15302(b) Replacement of a commercial structure with a new structure of substantially the same size, purpose and capacity.
- 15302(c) Replacement or reconstruction of existing utility systems or facilities with little or no expansion.
- 15302(d) Conversion of overhead electric utilities underground.

**15303 New Construction or Conversion of Small Structures:** consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

- 15303(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- 15303(b) Apartments, duplexes and similar structures designed for not more than six dwelling units.
- 15303(c) A store, motel, office, restaurant or similar structure, totaling up to four buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.
- 15303(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- 21.05.110(A) Issuance of a sewer lateral permit.
- 21.05.110(B) Issuance of house moving permits pursuant to Chapter 17.36 of Title 17.

**15304 Minor Alterations to Land:** minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:

- 15304(a) Grading on land with a slope of less than 10%, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist.
- 15304(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.

- 15304(c) Filling of earth into previously excavated land with material compatible with natural features of the site.
- 15304(e) Minor temporary uses of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.
- 15304(f) Minor trenching and backfilling where the surface is restored.
- 21.05.120(B) Temporary permits for carnivals, amusement rides and petting zoos.
- 21.05.120(C) Temporary permits for tract sales offices.
- 21.05.120(D) Temporary permits for temporary storage or construction yards.
- 21.05.120(E) Weed abatement programs.

**15305 Minor Alterations in Land Use Limitations:** minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to:

- 15305(a) Minor lot line adjustments, side yard, and set back variances not resulting in the creating of any new parcel.
- 15305(b) Minor encroachment permits.
- 15305(c) Reversion of acreage in accordance with the Subdivision Map Act.

**15311 Accessory Structures:** construction or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:

- 15311(a) On-premise signs.
- 15311(b) Small parking lots.
- 15311(c) Temporary structures.

**15314 Minor Additions to Schools:** minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or 10 classrooms, whichever is less. The addition of portable classrooms is included in this exemption.

**15315 Minor Land Divisions:** division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

**15319 Annexations of Existing Facilities and Lots for Exempt Facilities:** consists of only the following:

- 15319(a) Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed
- 15319(b) Annexations of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

**15323 Normal Operations of Facilities for Public Gatherings:** for which facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose. For the purposes of this section, "past history" shall mean that the same or similar kind of activity has been occurring for at least three years and that there is a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility. Facilities included within this exemption include, but are not limited to, racetracks, stadiums, convention centers, auditoriums, amphitheaters, planetariums, swimming pools, and amusement parks.

**15329 Cogeneration Projects at Existing Facilities:** the installation of cogeneration equipment with a capacity of 50 megawatts or less at existing facilities meeting the conditions described in this section.

- 15329(a) At existing industrial facilities, the installation of cogeneration facilities will be exempt where it will:
  - 15329(a)(1) Result in no net increase in air emissions from the industrial facility, or will produce emissions lower than the amount that would require review under the new source review rules applicable in the county.
  - 15329(a)(2) Comply with all applicable state, federal, and local air quality laws.
- 15329(b) At commercial and industrial facilities, the installation of cogeneration facilities will be exempt if the installation will:
  - 15329(b)(1) Meet all the criteria in subsection (a).
  - 15329(b)(2) Result in no noticeable increase in noise to nearby residential structures.
  - 15329(b)(3) Be contiguous to other commercial or institutional structures.

**15331 Historical Resource Restoration/Rehabilitation:** for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

**15332 In-Fill Development Projects:** for projects characterized as in-fill development meeting the conditions described as follows:

- 15332(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- 15332(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- 15332(c) The project site has no value as habitat for endangered, rare or threatened species.
- 15332(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- 15332(e) The site can be adequately served by all required utilities and public services.

**15280 Lower-income Housing Projects:** the construction, conversion or use of residential housing consisting of not more than 100 units in an urbanized area, provided that it is either affordable to lower-income households or low and moderate-income households, as defined in Section 50079.5 and 65589.5 of the Health and Safety Code. The development must also meet all the following criteria:

- 15280(a) It is consistent with the local jurisdiction's general plan as it existed on the date the project application was deemed complete.
- 15280(b) Its site has been previously developed or is currently developed with urban uses, or the immediately contiguous properties surrounding the site are or have been previously developed with urban uses.
- 15280(c) Its site is not more than two (2) acres in area, can be adequately served by utilities, and has no value as wildlife habitat.
- 15280(d) It will not affect any historic resources or is located on a hazardous waste site.